

MORTGAGE OF REAL ESTATE—Griffin & Howard, 111 Pettigru Street, Greenville, S. C.

STATE OF SOUTH CAROLINA } FILED
GREENVILLE CO. S. C. } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } AUG 14 3 57 PM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Charles E. Miller, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth Parnell and Ginger Pamela Parnell

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixteen Thousand and no/100 ----- Dollars (\$ 16,000.00) due and payable in eight yearly installments of \$2,000.00 (plus interest), beginning on the 7th day of August, 1974 and on the same day of each consecutive and successive year thereafter until paid in full, with any unpaid interest bearing interest at the rate of the principal and added thereto, and the Mortgagor has the right of anticipation of the unpaid balance of the mortgage with interest thereon from date at the rate of 7 per centum per annum, to be paid with the yearly installments

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that piece, parcel or lot of land situate in Chick Springs Township, Greenville County, South Carolina, near the City of Greer, situate on the north side of U. S. Highway 29, and having according to a survey made by H. S. Brockman, Registered Surveyor, dated January 5, 1966, and recorded in the R.M.C. Office for Greenville County, in Plat Book MMM, page 76, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of U. S. Highway 29 at the front corner of this and other property owned by the grantor, and running in a westerly direction with the southern side of U. S. Highway 29, S. 67-45 W. 55.5 feet to an iron pin; thence S. 27-15 W. 252 feet to an iron pin in the line of property now and formerly owned by Miller; thence S. 69-15 E. 145.5 feet to an iron pin; thence S. 82-30 E. 61.5 feet to an iron pin; thence N. 27-00 E. 223 feet to an iron pin; thence N. 50-25 W. 167.4 feet to an iron pin on the southern side of U. S. Highway 29, the point of beginning, and containing 1.22 acres, more or less.

This is a Purchase Money Mortgage.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 19 PAGE 270

SATISFIED AND CANCELLED OF RECORD
4 DAY OF OCT. 1973
Donnie S. Tankersley
R.M.C. OFFICE, GREENVILLE, S. C.
AT 1:52 O'CLOCK P. M. NO. 2419

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and it will pay the cost of such insurance and reasonable therefor shall be paid by the Mortgagee, and have attached thereto its payable clauses in favor of, and in full discharge to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, without deduction.

RECORDED

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